



Massachusetts Housing Finance Agency
One Beacon Street, Boston, MA 02108

TEL: 617.854.1000 FAX: 617.854.1029
TDD: 617.854.1025 www.masshousing.com
June 13, 2003

William Shupert
Board of Selectmen
Acton Town Hall
472 Main Street
Acton, MA 01720

RE: Ellsworth Village, Acton, MA
PE-158

Dear Mr. Shupert:

The Massachusetts Housing Finance Agency (MassHousing) has received a Project Eligibility application under the Housing Starts program for Ellsworth Village located in Acton, MA.

To ensure a thorough review of the application, we are soliciting comments from the Town of Acton regarding this development. Any comments submitted should focus on the level of contact that the developer has had with the Town of Acton to explain the details of the proposed development and any issues or concerns the Town of Acton may have with the proposed development.

Please include in your comments the number and size of the 40B Comprehensive Permit applications your town has received within the last 12 months. If possible, please identify those applications that have been approved.

Please send your written comments to MassHousing by July 14, 2003.

MassHousing will issue a decision as to the acceptability of the site and the general consistency of this development with the guidelines of the Housing Starts program. If you have any questions, please contact me at (617) 854-1316.

Sincerely,

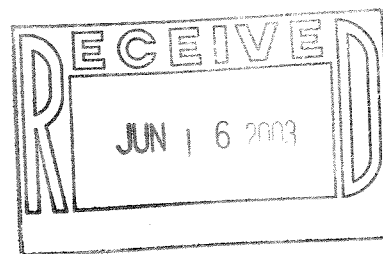
Anne Good
Production Analyst

cc: Chron.file

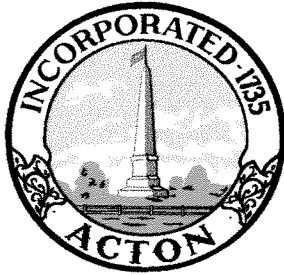
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6/17/03

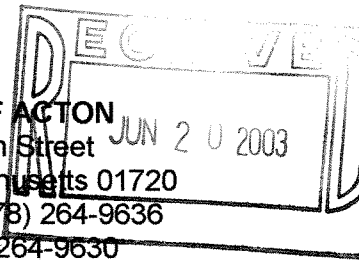
Roland, Crazey, Tom, Dave A., Dave B
Frank W, Bob C, Doug + AHC
please submit comments + plans
to the Board for its Review



1st step in
obtaining a
Comp. Development Permit



TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 264-9636
Fax (978) 264-9630



Planning Department

INTERDEPARTMENTAL COMMUNICATION

To: Don P. Johnson, Town Manager **Date:** June 19, 2003
From: Roland Bartl, AICP, Town Planner *R.B.*
Subject: Ellsworth Village Ch. 40B Project – MassHousing Letter

You have forwarded with a request for comments a 6/13/03 letter from MassHousing regarding the above proposed 40B project. A call to MassHousing revealed the following additional information about the proposal:

60 units
15 affordable at a sale price of \$155,000
17 townhouse style buildings
One community building
Units would be age-restricted to 55+
Location is off Brabrook Road

This information identifies the project as the one presented several months ago by Mr. Fenton at an informal preliminary staff review. The site is Town Atlas parcel F-4/69. It is zoned R-8 (80,000 square-foot single-family residential zoning) overlaid with the Affordable Housing Sub-District B, which is the high-density portion of the district (section 4.4 of the zoning bylaw). See attached cutout from the zoning map with legend for location and zoning information.

I can make the following comments at this early stage:

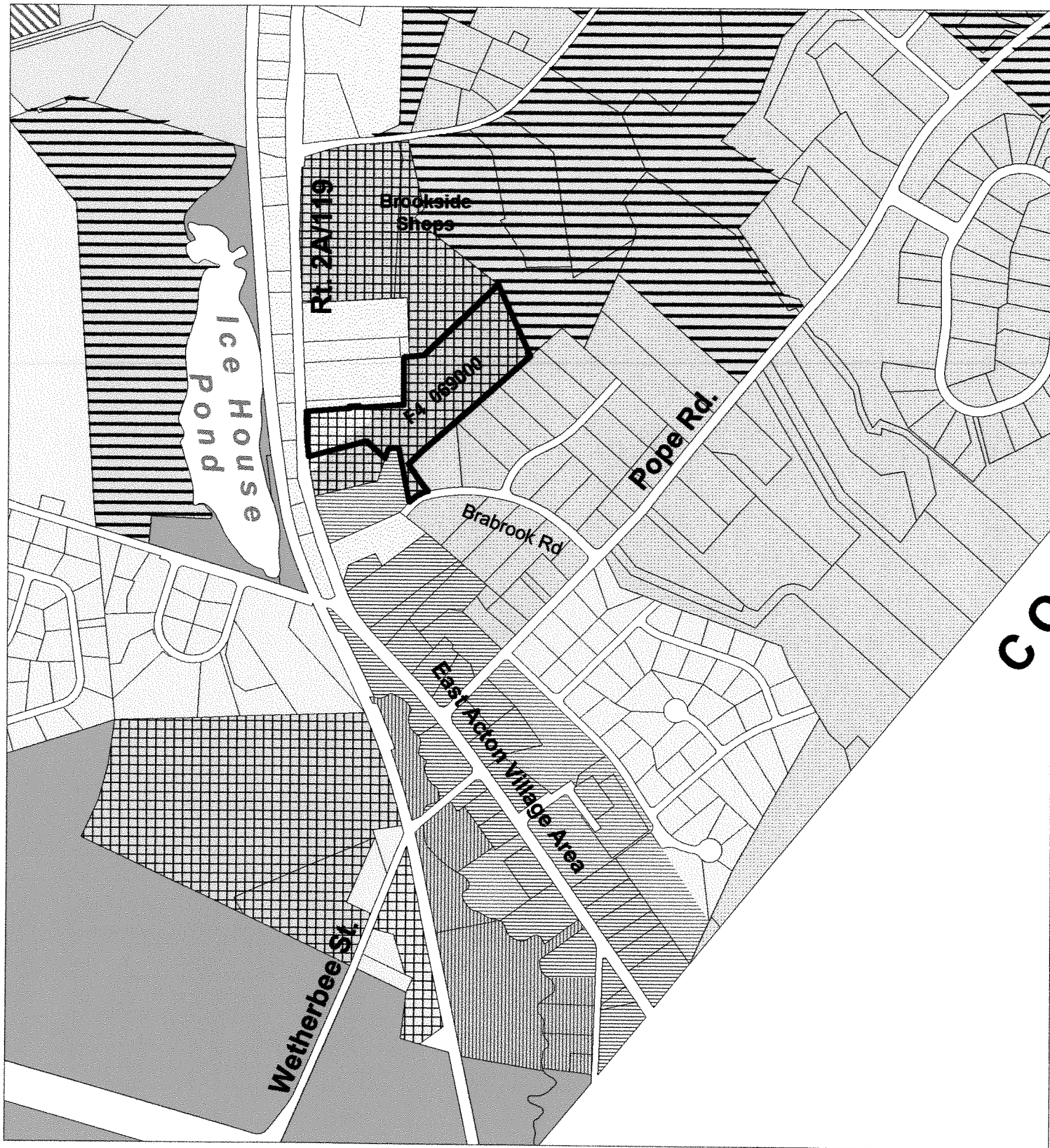
- The project is appropriately sited within the Town's Affordable Housing Overlay Sub-District B, which seeks to encourage higher density affordable housing developments. The Sub-District B in general is located near designated village zoning districts and other commercial centers that are designated as growth centers under the Master Plan. In this case, the nearby center is East Acton Village. The choice of the site for an affordable housing project is consistent with the Master Plan.
- In May, I signed an ANR (Approval Not Required) plan that divided the smaller Great Road side of the parcel from the larger back portion. The front piece has a retail building on it. The back piece, where the 40B project is proposed, is presently vacant. As reconfigured, the back piece measures 8.39 acres. With this acreage, the proposed 60 units would result in a project density of 7.15 units per acre. The Town's affordable housing overlay zoning would limit the density to five units per acre.
- For the benefit of the new residents in the proposed development, and to meet the Master Plan intent of encouraging such projects within walking distance of village centers, it will be important to establish one or more convenient and practical walking connections to East Acton Village. I made the proponent aware of this during the preliminary review meeting.

The proponent may or may not have reserved pedestrian access rights over the front portion when it was split off. Another, perhaps even better pedestrian route would be via the end of Brabrook Road into the village, although that would require the cooperation of another property owner (Bertolami). A walking connection to Brookside Shops would also be desirable.


- The proposal for 55+ housing will add demands on the Town's senior services.
- It appears that all affordable units are proposed for sale at \$155,000, which is at or near the maximum allowed under current regulations. The problem with that is that the units will be available to only a narrow segment of eligible and qualified buyers, now and upon resale. The affordable units should be offered in a broader price range.
- The proposed number of affordable units is only the minimum required for 40B projects. This and the previous item suggest the need for a careful review of the pro-forma, land purchase price, and other project characteristics, and negotiations to achieve a more favorable result.
- The project should include several affordable and market rate units that are adaptable for persons with disabilities, including wheelchair-bound elderly.
- If the only vehicular access is via Brabrook Road, we should expect a significant level of concern and opposition from residents in that neighborhood. In addition, the Fire Chief may advocate for an alternate emergency access.
- I am not sure if the market for new senior housing is still as hot as it was a few years ago. For due diligence, a detailed market study should be provided in support of the proposed project to reasonably ensure that the market rate units can be sold at sufficient prices and rates to support the development of the affordable units.


Cc: Planning Board
Building Commissioner

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














AFFORDABLE HOUSING OVERLAY DISTRICT

 Sub-District A

 Sub-District B

ZONING DISTRICTS

-  ARC (Agriculture Recreation Conservation)
-  EAV (East Acton Village)
-  GI (General Industrial)
-  KC (Kelley's Corner)
-  LB (Limited Business)
-  LI (Light Industrial)
-  LI-1 (Light Industrial 1)
-  NAV (North Acton Village)
-  OP-1 (Office Park 1)
-  OP-2 (Office Park 2)
-  PCRC (Planned Conservation Residential Community)
-  PM (Powder Mill)
-  R-10 (Residence 10)
-  R-10/8 (Residence 10/8)
-  R-2 (Residence 2)
-  R-4 (Residence 4)
-  R-8 (Residence 8)
-  R-8/4 (Residence 8/4)
-  R-A (Residence A)
-  R-AA (Residence AA)
-  SAV (South Acton Village)
-  SM (Small Manufacturing)
-  TD (Technology District)
-  VR (Village Residential)
-  WAV (West Acton Village)



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June 13, 2003

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Board of Selectmen
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PE-1589

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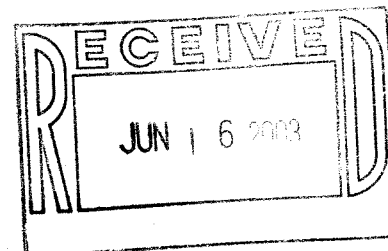
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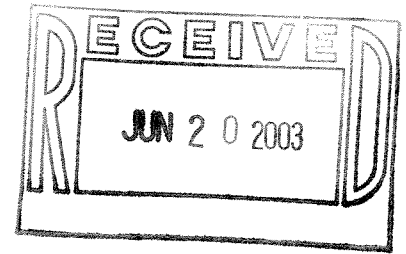
Anne Good
Production Analyst

cc: Chron.file

Handwritten notes:
Roland, Carey, Tom, Dave A., Dave B.
Frank W, Bob C, Doug + AHC
Please submit comments & plans
to the Board for its review
6/17/03



Handwritten note in a circle:
1st step in
obtaining a
Comp. Development Permit



INTERDEPARTMENTAL COMMUNICATION

Acton Board of Health - Telephone 978-264-9634 - Fax 978-264-9630

June 20, 2003

TO: John Murray, Assistant Town Manager

FROM: Doug Halley, Health Director

SUBJECT: Ellsworth Village

Attached with this memo please find copies of the logs for soil testing that the Health Department has witnessed for the proposed development "Ellsworth Village". These logs indicate that there are areas on the property suitable for an on-site sewerage disposal system.

At this point the Health Department has not received any plans detailing the proposed development. A preliminary meeting was held with the developer, project engineer and the Town departments. During that meeting the engineer indicated that a waiver from Board of Health regulations would be requested from the Board of Appeals. Until comprehensive plans for the project are submitted the Health Department will be unable to comment on the appropriateness of waiving the Board of Health requirements.

Continued

(24)

TP 900-5
 0-4" A sandy loam 10 YR 5/3
 4-10" B " 10 YR 5/4
 10-14" C " 2.5 Y 5/4
 moths at 42"

TP 900-6
 0-4" A sandy loam 10 YR 5/3
 4-10" B " 10 YR 5/4
 10-14" C " 2.5 Y 5/4
 moths at 48"

ONS from 9/13/00
 Perc 900-6 43" 9/14/00
 30" 904
 12" 919
 9" 1013
 8 1052 45mp
 FAIL

TP 900-1
 0-5" B sandy loam 10 YR 5/3
 5-10" C " 10 YR 5/4
 10-14" D " 2.5 Y 5/4
 moths at 45"

TP 900-2
 0-4" B sandy loam 10 YR 5/3
 4-10" C " 10 YR 5/4
 10-14" D " 2.5 Y 5/4
 moths at 45"

TP 900-3
 0-4" A sandy loam 10 YR 5/3
 4-10" B " 10 YR 5/4
 10-14" C " 2.5 Y 5/4
 moths at 42"

TP 900-4
 0-6" A sandy loam 10 YR 5/3
 6-10" B " 10 YR 5/4
 10-14" C " 2.5 Y 5/4
 moths at 41"